



City of Cambridge

O-1
IN CITY COUNCIL
June 15, 2015

COUNCILLOR CHEUNG

ORDERED: That the following amendments to the Zoning Map and Ordinance be referred to the Planning Board and Ordinance Committee for hearing and report:

1. That the area along Walden Street near the intersection of Garden Street and extending through the intersection of Sherman Street currently zoned Business A be rezoned to newly created zoning district entitled Business A-4.

2. To add a new Business A-4 line to Section 5.33 by adding the following language:

Add the following language to Section 5.31 Table 5-3 Table of Dimensional Requirements - Business Districts, beneath the words Bus. A-3

"Bus A-4"

Add the following language on the same line referred to above underneath the column entitled (1) Max. Ratio of Floor Area to Lot Area

"2.0"

Add the following language on the same line referred to above underneath the column entitled (2) Minimum Lot Size in Sq. Ft.

"5,000"

Add the following language on the same line referred to above underneath the column entitled (3) Min. Lot Area for Each D.U. in Sq. Ft.

"600"

Add the following language on the same line referred to above underneath the column entitled (4) Minimum Lot Width in Feet

"50"

Add the following language on the same line referred to above underneath the column entitled (5) Minimum Yard in Feet Front

"10"

Add the following language on the same line referred to above underneath the column entitled (5) Minimum Yard in Feet Side

"10"

Add the following language on the same line referred to above underneath the column entitled (5) Minimum Yard in Feet Rear

"10"

Add the following language on the same line referred to above underneath the column entitled (6) Maximum Height in Feet

"45"

Add the following language on the same line referred to above underneath the column entitled (7) Min. Ratio of Private Op. Sp. To Lot Area

"none"

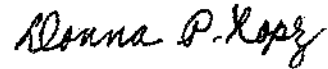
- 3. To add a new use category to Section 4.30 by adding the words "Bus A-4" beneath the words Bus A in the seventh column of Section 4.31

- 4. To amend Section 6.36 by adding the following language to the second column after the words Bus A-3¹⁴

"Bus. A-4"

In City Council June 15, 2015
Adopted by the affirmative vote of nine members.
Attest:- Donna P. Lopez, City Clerk

A true copy;

A handwritten signature in cursive script that reads "Donna P. Lopez".

ATTEST:-

Donna P. Lopez, City Clerk

**REFERRED TO THE PLANNING BOARD AND ORDINANCE COMMITTEE FOR HEARING
AND REPORT**

Amended Text

To: Ordinance Committee
From: James J. Rafferty
Re: Business A-4 Zoning Petition

ATTACHMENT B

The Zoning Petition creating a new Business A-4 Zoning District was crafted to allow for the construction of a multi-family mansard style building designed by Peter Quinn. The neighbors and the developer have been engaged in a series of meetings over the past several months in an effort to reach consensus on a proposed design.

An element of those discussions included the creation of proposed amendments to the current petition that would only allow for the dimensional modifications to FAR and setback requirements if all parking were located below grade.

In addition, an amendment is being proposed that would reduce the height in the proposed district from 45' to 35'. However, the amendment would also allow for a residential structure to be constructed to 44' in height provided that the parking is located below grade.

Finally, an amendment is proposed to Section 19.46 that would include the newly created Business A-4 District as an area of "Special Planning Concern" and thus subject the proposed building to the Large Project Review Consultation of Section 19.43.3. An amendment is also proposed to the Review Criteria of the Large Project Review (Section 19.32.3) that would include additional criteria in the Business A-4 District to provide for neighborhood oriented retail uses of less than 2,000 sf.

The proposed amendments are attached.

PROPOSED AMENDMENTS TO ZONING PETITION

I. Add the following:

Section 5.33

Table 5-3 Table of Dimensional Requirements – Business Districts

	(1) Max. Ratio of Floor Area to Lot Area	(5) Minimum Yard in Feet			(6) Maximum Height in Feet
		Front	Side	Rear	
Business A-4	1.0*/1.75*	$\frac{(H+L)^{**}}{4}$	$\frac{(H+L)^{**}}{5}$	$\frac{(H+L)^{**}}{4}$	35'***

*FAR may be increased to 2.0 provided parking is located below grade.

** Special Provisions for Setbacks in the Business A-4 District

Front, Side and Rear setbacks shall be modified to 10' provided all parking is located entirely below grade.

Sites with 2 front yards that have a radiused front yard where two streets intersect may be considered as if the adjoining property lines are projected to intersect.

Projecting bays and roof decks which are located on portions of a building below 35 feet in height shall be eligible for the setback exception allowed in Section 5.24.2 even if the structure itself is greater than 35 feet in height.

*** Building height for a residential structure may be increased to 44' in height provided parking is located ~~below grade~~ **ENTIRELY**. However, for any portion of a structure that abuts a lot in a residential district, the height of the building shall not exceed 35' within fifteen feet of the lot line.

II. Add the language in bold italics

19.46

Areas of Special Planning Concern. The following zoning districts shall be considered Areas of Special Planning Concern: Business A-1, Business A-2 District **and Business A-4 Districts**, the Parkway Overlay District, the Kirkland Place Overlay District, the Harvard Square Overlay District, the Central Square Overlay District, The Cambridgeport Revitalization Development District, the Massachusetts Avenue Overlay District, Special District 12, Special District 13, Special District 14 and the Memorial Drive Overlay District, and the Prospect Street Overlay District.

III. Add the language in bold italics

19.43.4 Review Criteria and Required Findings of the Large Project Review Procedure. In reviewing each application, the Community Development Department shall:

(1) Evaluate the proposal for general compliance with zoning requirements, for consistency with City development guidelines prepared for the proposal area, for appropriateness in terms of other planned or programmed public or private development activities in the vicinity and for consistency with the Citywide Urban Design Objectives set forth in Section 19.30. The Department shall consider the proposal in terms of the specific and general impact of the use and/or dimensions proposed therein on the area of special planning concern and on adjacent neighborhoods and shall further take account of the following considerations: scale, bulk, density, aesthetic qualities, land use, traffic impacts and other functional characteristics; parking and loading; and impact on public services and facilities.

(a) Additional Criteria in Business A-4 District

Ground Floor Retail uses of less than 2,000 sf which will serve as an amenity for the surrounding residential neighborhood should be included in any building greater than 20,000 sf.

(2) Make recommendations in a written report to the applicant including general approval or disapproval of the proposal and in connection therewith may suggest specific project adjustments and alterations to further the purposes of this Ordinance.

ATTACHMENT C

Dear City Council members,

This evening the Ordinance Committee will consider a petition to rezone an area at the intersection of Walden and Sherman streets. The Planning Board met last week on the same issue.

A group of neighbors has been meeting for many months about the development of property in this neighborhood, working closely with the proposed developer of the Masse's hardware site and his architect. The attached memo, which we circulated last week to the Planning Board, expresses our support for the zoning petition (with the incorporation of amendments).

Some of the neighbors plan to speak this evening in support of the rezoning petition.

Andy Zucker
35 Winslow Street
Cambridge, MA 02138

MEMORANDUM

Date: August 5, 2015
To: Cambridge Planning Board
From: Neighborhood Group
Re: Walden/Sherman Rezoning Petition

Last December, after hearings on the above matter, the Planning Board and the Ordinance Committee encouraged the developer and the neighbors to try to resolve their differences. With the help of City Councilors Dennis Carlone and Leland Cheung, and after a series of meetings, email exchanges and other communications, the parties successfully reached an agreement. This agreement includes support for the proposed zoning changes, subject to review of final changes agreed to on August 4, 2015.

The agreement also includes a detailed Memorandum of Understanding (MOU), also subject to final review of changes agreed to on August 4, 2015. The MOU incorporates the current plans for the proposed development and a clear process for ongoing neighborhood review and input.

We firmly believe that this dialogue among the developer, Eric Hoagland, the City Councilors and the neighborhood has resulted in proposed zoning changes and a development consistent with the character of the neighborhood.

We urge you to support the proposed zoning changes, subject to incorporation of changes agreed to on August 4, 2015.

HV9 WMM

Heddi Siebel (41 Stearns Street)

Steve Bardige

Steve Bardige (55 Stearns Street)

Andy Zucker (35 Winston)

Alexander von Hoffman

Jan J. Hendry
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234A WALDEN ST.

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